**Minutes from August 8, 2023**

**Hanahan City Council Meeting - 6:00PM**

**Debbie Lewis Municipal Chambers**

**1255 Yeamans Hall Road Hanahan, SC 29410**

A City Council Meeting was held on Tuesday, August 8, 2023, at 6:00pm. The agenda was posted on the City of Hanahan webpage, and a copy of the agenda was posted on the lobby bulletin board at least 24 hours prior to the meeting. An updated agenda was also posted within the 24-hour timeframe. Mayor Rainwater presided. Council Members that were present at tonight’s meeting were – Mayor Pro Tem Sally, Council Member Hedgpeth, Council Member Boggs, Council Member Spurlock, Council Member Dyson, and Council Member Chandler. We had a quorum for tonight’s meeting.

Staff members that were present were: Courtney Soler - City Administrator, Cameron Spencer – Assistant to City Administrator, Allyson Driggers – City Treasurer, Tyler Dempsey – IT, Joseph Pigg – IT, Kristine Amara – HR Director, Sam Barbare – Dispatch, Danny Stewart – Parks & Recreation Director, Jeremy Lizotte – Public Works Director, Larry Sturdivant – Building Official, Lt. Cassie Brooks, Chief Turner, Chief Hritz – Fire Department, Latarsha James, Clerk of Council, and Emily Huff, Special Events Director.

**CALL TO ORDER**

Mayor Rainwater called the Tuesday, August 8, 2023, City Council Meeting to order at 6:00pm.

**INVOCATION**

The Invocation was led by Pastor Mike Betancourt of Foster Creek Baptist Church.

**PLEDGE OF ALLEGIANCE**

Council Member Chandler led us in the Pledge of Allegiance.

**RECOGNITIONS:**

1. **Employee of the Month –** Mayor Rainwater asked Public Works Director, Jeremy Lizotte to come up for his presentation of Employee of the Month. Jeremy then called up Leon D’Agostino up for him to be recognized. Jeremy stated that Leon is the sole mechanic at Public Works for the city. During a recent management study, many staff members recognized Leon’s hard work and devotion to his job. Many noted that he is a pleasure to work with and is very thorough in the work he performs. As a mechanic, Leon has been reliable and hardworking, often coming in early and staying late. He is the sole mechanic who keeps our fleet vehicles maintained with oil changes, tire changes, etc. In the absence of a diesel mechanic for several months, Leon was instrumental in ensuring we had garbage trucks in operation, and often made rapid repairs to keep trucks operating. If you bring your vehicle in for repair and Leon is doing the work, you can always count on it being done thoroughly. Leon has a great, can-do attitude and has been an important part of our city for 38 years. We are extremely grateful for his loyalty, hard work, and dedication.

A certificate of appreciation and gift cards were presented to him. Pictures were taken with Council.

1. **Citizen of the Month** – Mayor Rainwater then wised to recognize our Citizen of the Month, Mr. Michael Davis. She asked him to come forward. Mayor Rainwater stated that Michael Davis was nominated as Citizen of the Month by Courtney Soler, City Administrator, and herself, because he raised approximately $30,000 and donated it to the efforts to build the Hanahan Amphitheater, some years ago. He also helped quite a bit with the advertising of the venue for shows. Furthermore, he hosts a free annual concert at the Amphitheater. Additionally, Mayor Rainwater wished to mention another key person, and that was Council Member Chandler’s help with building of the Amphitheater. He traveled all over looking at other cities amphitheaters to help design ours. He had great ideas and if it wasn’t for Jeff’s input, the Amphitheater would not be as beautiful and successful as is it.

A certificate of appreciation and gift cards were presented to him. Pictures were taken with Council.

1. **New Firefighter(s) Swearing In** – Next, Mayor Rainwater wished to introduce and invite up Chief Hritz up for the swearing in of our new firefighter, Clyde Holmes.

Chief Hritz read his bio, which stated:

* **Clyde Holmes, Firefighter** - Clyde began his career in 2015 as a Search and Rescue diver/EMT. He soon became an EMT with Richland County EMS. After working at Richland County for a bit, his marriage took him to Honolulu, HI, where he then worked with Honolulu city/county EMS as well as on a diving yacht. In 2020, due to his divorce and Sars-Cov-2, Clyde moved back to South Carolina where he began working at Charleston County EMS as well as managed a landscaping business in Columbia, SC. In 2021, he left CCEMS and started work at Hanahan Fire and EMS to pursue a future focused on firefighting as well as obtaining his Paramedic Credentials. Because of the focus needed in paramedic school, he sold the landscaping business. He left Hanahan Fire Department for a short time, due to unforeseen personal circumstances and worked with Palmetto State Armory as a range safety officer and firearms instructor. Now that the circumstances have been resolved, Clyde has returned to HFD. He is focusing on paramedic school as well as gaining as much knowledge as possible, to remain at Hanahan Fire Department and be placed in a position to pass down experience and knowledge to those fire and EMS professionals who step into the firehouse after him.

The respective parties signed the Oath(s). Pictures were taken with family/friends that were in attendance, along with Council.

1. **Countdown to Kindergarten Month Proclamation** – Council Member Spurlock read the Countdown to Kindergarten Month Proclamation, which stated: [Countdown to Kindergarten](https://www.scfirststeps.org/what-we-do/programs/countdown-to-kindergarten/) was developed by South Carolina First Steps in 2004 to help support strong school transitions by connecting rising kindergartners, families, and teachers in a series of one-on-one visits throughout the summer. The program has supported more than 17,000 children across the state. Berkeley County First Steps, in partnership with Berkeley County School District, is preparing high-risk children in South Carolina for school success through the Countdown to Kindergarten program. These organizations work together with families and community partners to promote the importance of school readiness for all children in Berkeley County. It is fitting and proper to recognize the importance of high-quality early childhood experiences that prepare our youngest citizens for success in school, work, and life.

* *A motion to approve the Countdown to Kindergarten Month Proclamation was made by Council Member Hedgpeth.*
* *A second was made by Council Member Boggs.*
* *There was no further discussion.*
* *The motion was called, and the vote was 6-0.*

*\*NOTE: The vote count will reflect only 6 total votes, as Mayor Pro Tem Sally was absent.*

**CITIZEN COMMENTS REGARDING AGENDA ITEMS ONLY**

* Mayor Rainwater – In response to social media comments, no previous votes or decisions have been made regarding apartments on Tanner Blvd. She asked that they be allowed to gather information and for citizens to keep an open mind, respect each other and listen. We are a government by and for the people and Council must sift through what’s true and what’s not. Everyone is entitled to feel how they feel about the issue. Mayor Rainwater also discussed other buildings that could go in that space if not apartments and their decision will be based on what is better in the long run for the City.
* There were no citizen comments.

**CONSENT AGENDA**

Consent Agenda items are adopted with a single motion, second, and a vote unless a request for removal is heard from a Council Member. Items on the August 8, 2023, Consent Agenda were:

1. Approval of the Minutes from the July 11, 2023, City Council Meeting
2. Approval of the Minutes from the July 18, 2023, Special City Council Meeting – Executive Session – Clerk of Council Interviews
3. Approval of Emergency Repair Vehicle #406 (Parks & Recreation vehicle - Durango)
4. Approval of Emergency Repair Unit 43
5. Approval of Emergency Repair Unit 51
6. Approval of Emergency Repair Unit 53

Council Member Chandler asked Jeremy how things were going with the trucks and requested a report. Jeremy stated that we recently came into a contract with a mobile mechanic company called Torque. They are based out of Greenville but will be forming a Charleston location. Trucks are looking to be ready between September and November (latest), but the chastity work is the delay.

* *A motion to approve the items on the August 8, 2023,* *Consent Agenda, was made by Mayor Pro Tem Sally.*
* *A second was made by Council Member Hedgpeth.*
* *The motion was called, and the vote was 7-0.*

**UNFINISHED BUSINESS**

1. **Second Reading of Ordinance #8-2023** – An Ordinance to Provide for the Issuance and Sale of a General Obligation Bond of 2023 of The City of Hanahan, South Carolina, In the Principal Amount of Not Exceeding One Million One Hundred Fifty Thousand Dollars ($1,150,000); to Prescribe the Purposes for Which the Proceeds Shall Be Expended; To Provide for the Payment Thereof; and Other Matters Relating Thereto. Mayor Pro Tem Sally asked for Courtney Soler, City Administrator, to come up for Ordinance #8-2023 (GO Bond). Courtney stated that this is the very last component of our budget. It’s additional GO Bond, this is the legal side, and it is for $1.1M for The Hawks Nest Park. It is at no increase to our citizens. The list of items that they will consider with this are:

* 2 pickle ball courts
* Additional restroom building
* Sod
* Bleachers
* Lighting
* And if there is any extra money or sponsorships, additional playground equipment.

Jeremy Cook, City Attorney spoke about the General Obligation Bond and that the city received 5 bids which is good and went with the lowest which is required under state law. The bid was awarded to JP Morgan Chase for $3.86 million on a 10-year term that will mature in 2033. There were 2 principle payments made this year because of debt service money and the city wanted to reduce the interest (normally 1 principle payment is made each year). Council Member Chandler asked if the interest rate is locked in, and Jeremy stated that it is a fixed rate. There also will not be a millage increase because the city has zero debt. Council Member Chandler also asked about the spread and was advised that it was 386-488 which is rather large. Funds will be available at the beginning of September.

* *A motion to approve the Second Reading of* ***Ordinance #8-2023*** *– GO Bond was made by Mayor Pro Tem Sally.*
* *A second was made by Council Member Hedgpeth.*
* *There was no further discussion or questions.*
* *The motion was called, and the vote was 7-0.*

1. **Public Hearing and Second Reading of Ordinance #9-2023** – An Ordinance Amending the Zoning Ordinance Parking, Storage, and Use of Non-Recreational Vehicles and Equipment was presented by Lee Lawson, City Planner. He stated that the amendment is for 9.7.2. Parking, storage, and use of non-recreational vehicles and equipment and inoperable vehicles.

* An “inoperable” vehicle is one that is in such condition at the time of inspection that it is no longer usable for the purpose for which it was manufactured, regardless of the potential for repair or restoration. If the vehicle is wrecked, dismantled, or partially dismantled, it is presumed to be “inoperable.”
* Remove Section C, D, and E. Replace with new Section C. This is to make the code more user friendly.
* *A motion to hold a Public Hearing for* ***Ordinance #9-2023*** *– An Ordinance Amending the Zoning Ordinance Parking, Storage, and Use of Non-Recreational Vehicles and Equipment was made by Council Member Boggs.*
* *A second was made by Council Member Spurlock.*
* *There was no further discussion or questions.*
* *The motion was called, and the vote was 7-0.*

**PUBLIC HEARING**

* Scott Newsome – 1121 Woodside Drive stated that his concern is more about enforcement, and asked who will determine if a trailer or boat is considered commercial. A 21-foot bass boat in someone’s driveway may or may not be used for fishing. He didn’t see anything in the ordinance that exempts recreational vehicles, and the language doesn’t state that. Lee stated that the dimensions and use will determine if it’s commercial or not which is found in 9.7.1(A). Courtney then stated that Code Enforcement will regulate the enforcement and it follows the City of North Charleston’s model. There are some grey areas, but the city can piggyback off neighboring municipalities. Larry also stated that this is not pertaining to recreational vehicles only the enforcement of large utility trailers in residential neighborhoods. There will be tags to distinguish between personal and commercial, but it is all about the use and dimensions.
* *A motion to close the Public Hearing for* ***Ordinance #9-2023*** *– An Ordinance Amending the Zoning Ordinance Parking, Storage, and Use of Non-Recreational Vehicles and Equipment was made by Council Member Chandler.*
* *A second was made by Mayor Pro Tem Sally.*
* *There was no further discussion or questions.*
* *The motion was called, and the vote was 7-0.*

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* *A motion to approve the Public Hearing and Second Reading of* ***Ordinance #9-2023*** *– An Ordinance Amending the Zoning Ordinance Parking, Storage, and Use of Non-Recreational Vehicles and Equipment was made by Council Member Boggs.*
* *A second was made by Council Member Hedgpeth with an amendment to reference 9.7.1(A) in the verbiage.*
* *There was no further discussion or questions.*
* *The motion was called, and the vote was 7-0.*

**NEW BUSINESS**

1. Mayor Rainwater asked Lee to remain up front for the Introduction, Public Hearing, and First Reading of **Ordinance #6-2023** – Planned Development Districts PDD 1-2023. Lee stated this request for Planned Development Districts and rezoning of 14.265 acres from single family residential district and offices to the proposed plan would be in Tanner Plantation and border Channel Bowen. The property is not in a special flood hazard area or well. The master concept plan showed three 5 story multi-family buildings, 3 duplexes on the perimeter, 6 garages, 315 residential units, gated with only 1 entrance, two 4 story mixed-use buildings and a sidewalk would be installed. The Planning Commission voted a 7-0 unfavorable decision at May’s meeting. At this time Council invited Eric Wardrop, a principal with Panther Residential Management to present the Tanner Corner Plan. Eric stated that Panther Residential Management (PRM) has built 7,200 units, across 24 communities in 6 different states to include Grand Oaks Park on Daniels Island. These communities also hold free meeting spaces for businesses to hold meetings, and job fairs. PRM also partners with other local organizations such as the Lowcountry Orphan Relief, Charleston Animal Society, Camp Happy Days, and St. James AME. Other points that were made by Eric were as follows:

* The 2040 Comprehensive Plan promotes mixed use strategies to provide workforce housing options and supports local business. It also promotes residential development meaning live, work, play atmosphere should be the focal point.
* There are 4 guiding principles within this plan which are to protect small town character, enhance quality and range to residents, facilitate growth and affordable housing, and improve desirability and value of land for residents, investors, and proprietors.
* 3 main concerns of the citizens are school, crime, and traffic.
  + School – area will be marketed to young professionals, those ages 55 and up, and retirees making it approximately 23 residents under 18.
  + Crime – this will be a gated community with high tech access control, secured entryway, well-lit common areas, license plate reader, onsite security measures to include a courtesy officer. All residents must pass both credit and background checks. No Airbnb will be allowed or section 8 housing.
  + Traffic – PRM will contribute $100,000 (one hundred thousand dollars) for the roundabout improvement project.

The design of the project would be 6,000 sq footage of new commercial space with room for UPS, a pharmacy, deli, hair/nail salon, parcel locker. There would be a sidewalk extension, crosswalk, 25ft landscape buffer for residential housing, preservation of existing tree specimen. The cost for a 2 bedroom would be around $1750 per month and follow AMI guidelines. The goal is to attract more employees for the city as there would be a minimum of 20 units for employees at a discounted rate. All of these would be great benefits to the city.

Council Member Hedgpeth asked what the total living space for the complex would be. Eric stated that it would be anywhere from 980-1000 sq. feet which is average.

* *A motion to hold a Public Hearing for* ***Ordinance #6-2023*** *– Planned Development Districts PDD 1-2023 was made by Mayor Pro Tem Sally.*
* *A second was made by Council Member Hedgpeth.*
* *There was no further discussion or questions.*
* *The motion was called, and the vote was 7-0.*

**PUBLIC HEARING**

* Sean Kennedy – 6931 Tanner Hall Blvd stated that Hanahan was founded on the reasons why we are all here tonight. This planned has been voted on twice with 7-0 unfavorable decision. He believes that Mark Copeland never intended for multi-family homes, but they have them. This is not just a Tanner Hall issue but a Hanahan issue. There is already too many people, traffic, and apartments. People are fighting for rezoning of the land and not for there to be apartments. People move to Hanahan to put down roots and he is just asking council to do the right thing like the Planning Commission.
* Tim Crowley – 3023 Evening Tide Drive asked how were members of the military going to afford these apartments? Council has never voted opposite of the Planning Commission, and this is the 2nd time Panther Group has presented this project. How many times do we need to say no? This wastes the Mayor, Council, and the Commissions time as they would work on other projects. He is not against development, just bad development. He ended that we have a “panther preying on us.”
* Russo – 7329 Water Thrush Ct stated that it is evident that we do not want this. Take the land and give us commercial development (shop, offices, etc). There will eventually be 190 new homes off Foster Creek which will add to traffic along with the senior complex. Department of Transportation has claimed there will be more cars, more service trucks, Uber, Amazon, etc. Single family homes are geared towards the military and not apartments. There are homes Moncks Corner and even Goose Creek be generated for the military. We don’t want or need it. Get something that can put more locals to work. Mr. Russo also alluded to the fact that he doesn’t understand why council is pushing these apartments. Mayor Pro Tem Sally stated that someone made an application to reason there for this is the reason why we are all here tonight and to listen to the public. No one on council is pushing this issue, just listening to the application being made.
* Alan Weatherford – 7200 Weavers Way stated that there are more people for this project, but they are scared to speak out because of fear of personal attacks. Traffic is not an issue, and the roundabout will be a problem regardless of the decision. Many days traffic starts all the way by the middle school so adding apartments won’t change what’s already happening. In comparison to other cities, Hanahan is late in the game. This is a professional complex geared towards students/ working professionals who aren’t ready for homeownership. He took the time to go look at the Daniels Island location and it looked more like a resort rather than an apartment complex. He also took time to speak with the City of Hanahan to understand the innerworkings of the city and why things happen the way they do and encouraged everyone to investigate it. He stated that Mark Copeland is very passionate about the City of Hanahan. He is afraid that if the apartments aren’t built what would possibly go there. We shouldn’t let tax money leave our city and he would like more commercial as well, but we can’t do it without the help of Mark Copeland.
* Dennis Pieper – 4002 Remy Way spoke about the Planning Commission meeting and how he stood at the meeting for 4 hours where it was voted against the project. 99.999% of the people do not want this and is very upset that council hasn’t acted on the rezoning petition. It is not common practice to not act within 30 days of the request and is asking that council listens to the 7-0 decision against this plan from the Planning Commission. People do not want this, and council knows this. People want it voted on, acted on, and for it to go away. The company is going to sell it anyway once they get it up and running. Developers never plan to keep these properties and the next company doesn’t keep up with them. As for the military, North Charleston has plenty of apartments (saturated with them) so why not improve the ones we have and just act on the rezoning request.
* Allyson Colvin Price – 1125 Yeamans Hall Rd stated that she is a nurse from Hanahan, and this is a tightknit community. As a nurse, she is to be an advocate for patients and when they tell you something is wrong, you should listen. Same with council, they are the advocates for the community. As for the military, they can’t afford $1750 a month, the 55 plus community are on tight incomes and many don’t make it to that age and want to live in an apartment. Council shouldn’t keep increasing taxes and not spending the money responsibly (Yeamans Hall). She stated that she knows what Hanahan was and what it could be. She is proud to be from here, but the ditches are overrun, and you can’t drive down the street. Please recognize that the people don’t want this, and that council is elected by the people.
* Tracy Robinson-Hughes – 6900 Long Pine Ct stated that she is not for the apartments like everyone else. She and her husband are both retired military who were not from here but stayed because of what the city represented. It’s a hometown feel with the schools and just being here is beautiful but it’s all starting to slip away. Going to other states, trees are being torn down for apartments and apartments suggest temporary living. Build homes that families can put down roots and generational wealth. Looking at the infrastructure, it’s not fit for what they are trying to bring. Compromise for both sides without compromising the residents. We don’t need more apartments but make sure there are more developments for growth.
* Tony Rodriguez – 1011 Island Crossing Rd stated that his neighbors have done a great job expressing concern. He feels the mayor’s opening statement was a bit misleading. Does council want these apartments? He expressed that there was a gentleman for the project but those others that are for it aren’t there and those who don’t show up to vote don’t get a say and that’s the same with this. Council needs to stand up for those that are here and be their voice.
* Chris Cook – 1101 Lands End stated that the ordinance has specific requirements that states all standards must be achieved. The applicant must prove for it to be better for the community, what we want growth to be like. “Proposal shall not negatively affect character of area with high concentration of intensity.” Nothing in ordinance allows for 65 ft (height). The highest in PD is 35 and this will be an estimate 70ft at it’s peak. This is a community feel, put down roots and stay here.
* Pitts Bellinger – 1207 Pasture View Dr discussed traffic. Even if not approved the Wren Properties have 500 units to be finished in that same area which would add 3000 – 4000 more cars to that area. There is currently only 2 ways in and out and Tanner Ford can’t be widened. Non rush hour traffic is okay but even then, he had to back up 200ft to let the firetruck get by. He is always looking for ways to increase revenue but do the work with what you have. At some point this needs to be struck from the document because there will no longer be a small-town feel if this plan happens. He asked to the point of the cellphone tower or drug rehab center, can that go on the property without approval of planning or council? Mayor Pro Tem Sally responded that there is a zoning use table, and each district has its own to use. Mr. Bellinger then asked if anyone (Mark Copeland) wanted to put either of those things on that land, can they? Mayor Rainwater stated that yes those are approved use and it’s already allowed. This issue is a rezoning issue. Mayor Pro Tem Sally also stated that yes if it is zoned for that use, you can go apply for a business license and then building and codes. Encouraging council to agree with the Planning Commission.
* Allison Rogers – 1227 Pasture View Drive (read by Brittany Woodby) stated that she spoke with the Planning Commission and there are currently units under construction at the same intersection and more should not be approved because we haven’t yet felt the effects of those. The Planning Commission exists for a reason and has already given a sound unanimous recommendation.
* Brittany Woodby – 1007 Island Crossing Drive stated that there are already 2000 people in a 1-mile radius with the Wren Properties and new senior units. As a young urban professional, she wouldn’t live there and those on Daniels Island live there because they want to be near the beach. The thing that disturbs her is that things said have varied from the Planning Commission and it sets a bad precedent for rezoning an established neighborhood.
* Robert Holseberg – 1413 Gemstone Blvd stated that he is a lifelong resident of Hanahan and has lived in 4 different houses in the city. Hanahan has a small town feel with a family environment. With the demographics of the apartments, it will no longer have that feeling. Hanahan has the best schools in the state and his kids all went to school there. We will lose the small-town community feeling if the apartments are built. We need to stick to our roots and keep it residential. He’s not concerned with the schools being overcrowded because there is enough and it’s just all about the family and community.
* Amanda Colvin – 5817 & 5819 Moore St stated that she has lived here her whole life and doesn’t agree with the apartments. Council can’t control what they already have here and until that is under control, nothing else needs to be built. If the city is getting 6% off the apartments, then where is the money going because it isn’t going to the citizens, the streets, not fixing houses or providing a better place for children to grow up. People on council are tearing down trees without permission and she was advised to speak to the codes department. She also called codes because her son stepped on a nail from a contractor with no permit and they said consider moving to a neighborhood with HOA. Council needs to be held accountable because voting season is coming back.
* Cecil McCraken – 5007 Conestoga Drive felt like the mayor’s opening statement was a scare tactic. She told all the bad things that could go on that property so what about the good things. Mayor Rainwater stated that there are good things that could go there. Mr. McCraken stated that she didn’t tell us any of those good things. Mayor Rainwater stated that she simply gave positives and negatives and discussed both sides of it. Mr. McCraken then asked could an ice cream shop go there. There are not many 55 plus military members, they are mostly retired and don’t want to live in an apartment because they have families and houses. If you are going to do something good for the military, then do it but not these apartments. They are looking for a place to retire and settle down. Hanahan is a great place with a small-town feel. Don’t make it bigger. We need more restaurants, businesses not more people because we will be stumbling over each other.
* Bobby Cook – 1208 Stratford Rd stated that no one on council wants to do anything bad or detrimental to the city. As realtors they all have high ethical value. He things the podium in the courtroom should be moved and a better hearing system for the elders should be installed. The people raised here have a loyalty to Hanahan. Stated how many times does this company has to make an application and keep getting shut down. Not everyone will agree but let’s pray about what’s right and support each other. Social media is not the place to do it. If you have an issue either vote council out or run for mayor. He asked that council listens to the people of Hanahan. They are worried and the citizens are what make Hanahan.
* Gary Greenman – 7010 Lanier St stated that there is commercial space where the Lowes grocery store and within the last 3 to 4 years businesses have come and go. People have trouble getting in and out of that area. Traffic is very bad and in the last 3 to 4 months there have been bad accidents in that area and that’s not even during school hours. Apartments do not increase the value of the home, so the community isn’t gaining anything. It’s said no Airbnb, but Channel Bowen has them.
* Kirk Wylie – 7523 Stargazer Drive thanked Courtney for saving the city $200,000 (two hundred thousand dollars) in the budget, which was discussed at last meeting. All thing the mayor stated in her opening statement were all good things that could go in that space. His goal was to know his neighbors and he does, and everyone owns their home. The property was originally slated for 70 multi-family homes (20 years ago) and that’s what it should be. The talks about the property having cameras for security gives a “big brother” feel and don’t want that.
* Allyson Colvin Price – 1125 Yeamans Hall Rd stated that we have discussed a lot about traffic in Tanner Planation and she doesn’t live in that area. She’s on Yeamans Hall and they can’t get out of their driveway at 5pm. This isn’t just a Tanner Hall issue; it’s an Old Hanahan issue, Hanahan issue, everyone issue.
* Mark Copeland – 6903 Tanner Hall Blvd has lived here for 17 years, owned property in the city for 21 years, and has purchased 135 acres in Hanahan. Shawn Kennedy did not buy lot from him but from Mr. Witty (spelling) who made more off the lot selling it than he did. Half of the property was annexed due to a deed restriction and was removed in 2005. The plan for the property has always been commercial. The engineering for the plan would have required all the trees be cut at the entrance of Tanner Ford but that’s not what he wanted or planned to do. If Panther Group goes on the front, 240 of the existing trees can be kept. The plan has been drawn 10 times and he has met with the city to make suggestions and make the property as good as he can make it. The Lowes shopping center is 100% occupied as well as Tanner Station. He feels he has been a good citizen of Hanahan and a good steward with the property he owns, and stills owns 50 plus acres. Regardless of the Planning Commission, this plan meets the 2040 comprehensive plan.
* Sean Kennedy – 6931 Tanner Hall Blvd stated that Mr. Copeland has not been a good steward to the community and invites council to come through his community and see the sidewalks that have fallen in or the drainage structure falling in. They have no lighting There’s drainage coming through the retention ponds.
* Jennifer Owen – Island Crossing Drive stated that her and her husband have requested to buy this property and there is other options.
* Johnny Cribb – 1026 Lepley Rd stated that council hearing a request is not doing something wrong rather if they didn’t then that would be wrong. After a tornado Council Member Dyson cleared trees for citizens at no cost. He has met with the mayor and Council Member Hedgpeth about the schools and got involved in the community. Council Member Chandler has more ideas than anyone. This seems to be an attack on realtors when they want to sell homes because they can’t sell apartments. Mayor Pro Tem Sally came up with a plan for Tanner Plantation, but the city didn’t have the money for an engineer so worked with high school engineering students. These are good people representing the city. There are a lot more property in the city that is still available, but this could hurt the chances of the next restaurant or business coming to town. Council is going to get attacked no matter what and this is not a money grab. They are thinking about the public service and staff regardless of the decision. Let’s try to consider what others are thinking. Council isn’t for or against. People who run for council because they want to serve are the best.
* Steven Allen – 736 Oleander Drive stated he doesn’t have any skin in the game but has been coming to meetings for the last year and this is the most people he has ever seen. He’s heard a lot of negative but has experienced good things in the community. There are things in Old Hanahan that needs to be taken care of. Whatever happens is going to happen as far as the apartments are concerned but hopes to see more people come out to the meetings.
* Bobby Cook – 1208 Stratford Rd stated that the last few people at the podium is what it’s all about. All anger has been left out and there has been laughter. Don’t be angry with anyone.
* Johnnie Harkness – 1036 Dominion Drive has lived here for 74 years and wanted a bedroom community. There’s property all over and people have a right to do what they want, and everyone should be compensated for what they own. People live in apartments because they don’t want the maintenance. Council should make a decision on what’s best for the city and landowners. Something worse can go there and the Federal government can put low-income apartments and the city can’t fight it so yes it could be a lot worse.
* Allyson Colvin Price – 1125 Yeamans Hall Rd asked why we are picking something because it could be worse. We saw how picking the lesser of 2 evils worked out with the presidential election so let’s not do that to the City of Hanahan.
* Amanda Colvin – 5817 & 5819 Moore St stated that the ordinance is for single family dwelling and rooms are being rented out. She has gone to the police department, and nothing is being done. It’s not about the apartments (we don’t want them) but about the safety and it’s not good for the kids with the number of drugs on the streets.
* William Colvin – 1005 Wheeler Drive has lived here a lot of years and is very conservative. Don’t rely on the military for housing because they come and go. We don’t need to cut down anymore trees. We need to take care of each other and do what’s best for the city.

There was no further discussion.

* *A motion to close the Public Hearing for* ***Ordinance #6-2023*** *– Planned Development Districts PDD 1-2023 was made by Mayor Pro Tem Sally.*
* *A second was made by Council Member Hedgpeth.*
* *There was no further discussion or questions.*
* *The motion was called, and the vote was 7-0.*

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* *A motion to approve the Introduction, Public Hearing and First Reading of* ***Ordinance #6-2023*** *– Planned Development Districts PDD 1-2023 was made by Council Member Chandler.*
* *A second was made by Council Member Hedgpeth.*
* *There was no further discussion or questions.*
* *The motion was called, and the vote was 0-7.*

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* Council Member Hedgpeth stated that he is thinking more long term. Yes, there is traffic now and he doesn’t live in Tanner Hall but has trouble trying to turn out of there and knows that intersection is terrible and needed help 2 years ago. He’s torn because council must think of long-term impact of the precedent they set with this decision. It’s only a PDD issue because it’s mixed use. He asked earlier about the livable space on the property and the presenter answered roughly 300,000 sq ft. with 6,000 sq ft of retail space. No other zoning in the city allows five story buildings. Does not think this meets the comprehensive plan and the level to get to a PDD.
* Council Member Chandler stated that there were recommendations by administration on this and we have heard the comprehensive plan but if you go to the next step of the plan, it states that the infrastructure should be there 1st. How long will it be before the roads can handle the traffic?

1. Mayor Rainwater stated that council needed to vote on the appointment of Latarsha James, as the new Clerk of Council.

* *A motion to approve Latarsha James as the new Clerk of Council was made by Council Member Spurlock.*
* *A second was made by Council Member Boggs.*
* *There was no further discussion or questions.*
* *The motion was called, and the vote was 7-0.*

**REPORTS AND COMMENTS:**

1. **CITIZENS COMMENTS**
2. Tim Crowley – 3023 Evening Tide Dr. wanted to thank council and the mayor for thoughtful consideration.
3. Pitts Bellinger – 1207 Pasture View Dr. wanted clarity on the process. Panther Group can come up with a different plan and reapply if the percentage is higher. Going back to plans, how many times can this be done? Under the obligation to do the same thing again instead of saying we already did this. Mayor Pro Tem Sally responded that just like he can make an application, yes, they can just like you can make an application to rezone your property. Mayor Rainwater stated that yes anyone can come and apply for that property. The group that has come cannot come back for 1 full year with the exact same application. If there are significant changes they can come back and apply but someone different can apply.
4. Stacy Jimerson – 7023 Bellflower Ln what is the city doing as far as working with the county or SCDOT on the traffic issue? Mayor Rainwater said she would love to answer that question and she is the Vice Chair of the Charleston Area Transportation Study where elected officials get together to discuss those topics. Right now, they have put into place a pilot program so they can say what can be done now with what we have. How do we do accident mitigation. In the next 10-12 months will be doing a study and applying the findings from that. Mass transit is coming to the Charleston region and that will be from downtown to the Ladson area and intended to alleviate traffic. Maintaining current roads is very important. The regional board meets every other month, and the packet is enormous with things that are currently being done. May seem like nothing is being done but it is.
5. Council Member Boggs stated that it was great to see everyone and hope that they continue to come. The comprehensive plan meeting was not as well represented as they had hoped.
6. Mayor Rainwater stated that council serves for $3,600 a year and she serves for $7200 a year and they spend countless hours with blood, sweat and tears into the city. They would be out building with their bare hands to not hire an outside consultant to design it and another group to build it. The truly care about the community but today with everyone coming says that you do too. Sometimes votes will line up and sometimes they won’t. Keep coming because this makes Hanahan special and what will keep the city amazing. If this doesn’t work, let’s figure out what does to keep our taxes low, and staff paid to provide the city services you receive.
7. Johnnie Harkness – 1036 Dominion Dr thanked everyone for coming and council for being patient and the opening speech. This was an emotional subject because this is our home.
8. Brittany Woodby – 1007 Island Crossing Dr thanked council for thoughts and consideration. Thinks it would be great to have more commercial like park circle.
9. Mayor Rainwater stated that a few council members, staff, and herself went to the Municipal Conference and one of the sessions that had the majority of people was specifically designated to retail development. They encouraged local officials to get in with local realtors that knew the area because that was super important. One thing they alluded to was that without the density businesses may or may not come. Another business stated that if the apartments didn’t come that they would pull their business.
10. Council Member Hedgpeth stated that we also don’t need to be strong-armed by letting 320 apartment units make or break their business.
11. Kirk Wiley – 7325 Stargazer talking about small business. People of Hanahan use the small businesses specifically Los Gorditos. Plug all the local businesses because if you go there, they can stay longer, and eventually other businesses can say hey it’s not so bad.

There were no further comments.

1. **CITY ADMINISTRATOR’S REPORT**

Courtney presented her monthly report to Council. She stated that fiscal year 2022-2023 we were very strategic when the budget was created. We had 2 million dollars’ worth of deficit when the fiscal year started, and the budget was created. Taxes were raised along with federal funding to cover additional costs. Goal was to have 1.5 million in surplus and we have exactly that. There is a national, regional, and local crisis with hiring and retaining personnel so it’s not just a Hanahan problem. The city followed the plan and had an increase in revenue, but we must plan for the staffing issue. There is $24 million in our fund balance which is due to hardcore planning and sticking to the budget, very careful about taxpayers’ money. The GO Bond project was taken out to accomplish recreation projects throughout the city. All parks have received a major facelift. Audited financials will be discussed in January. Danny Stewart from Recreation discussed the updates to Rhodes Pond due to the safety concerns. White picket fence was added to the observation deck and is ADA compliant. Citizens can fish from the deck. Courtney also said that citizens had concerns about tree limbs and city does not have control over the roads. Fire department found 254 addresses that had limbs hanging over and 254 requests have been put in to have that fixed. Courtney also discussed the success of the golf tournament that was held at the Yeamans Hall Club. The city raised $16,000 which goes towards any recreation projects.

1. **Park Bond Projects** –
2. **The Hawks Nest** **Park** –

* Maintenance Buildings: both buildings have been delivered. We have had to pay an engineer to create the plans for the metal buildings, and Larry will need to approve these plans.
* Rest of the Park: They are working through some warranty items that have presented themselves, such as leaking pipes. They are also working on getting cameras installed, these will have to go out for bid (or piggyback procurement situation with another local agency), but we will move as fast as the process will allow us.

1. **Steward Street Park –**

* Old Public Works building: Advertised and pre-bid conference held, approximately 10 vendors attended the pre-bid meeting. The bid closing date is 7/20/23 and we will know at the August meeting who won that bid.

1. **Phase 3 Tanner Trail** – the timeline has been created for this project. There has been a slight delay. They are waiting for the last of the utilities to secure a no conflict letter to close out the packets. Once this is received, they can submit the PS&E to SCDOT for approval and proceed to bid.

* Pre-bid, bid services 4/8/2023 - 6/16/2026 (this has been extended).
* Construction activities 7/10/2023 – 5/10/2024.

Note, the final activity is an administrative closeout, so completion date of construction is estimated 2/2024, unsure if the current delay will change this date. She will keep council posted if there are any changes with dates.

1. **Venice Park** – renovation will be completed by fiscal year end, 6/30/23. This includes new updated ranch style fencing, two new extended composite material 12x12 foot fishing bump outs, one being ADA accessible, concrete repairs at the picnic shelter pad, and an upgraded kayak launch.

**Upcoming Dates:**

* 9/4/23 – Offices Closed (Labor Day)
* 9/12/23 – September Council Meeting at 6pm
* 9/14/23 – Quarterly Business Mixer 6pm-8pm at Brew
* 9/23/23– BIG 50th Anniversary Party4-9pm

1. **MAYOR AND COUNCIL COMMENTS**

* Council Member Chandler thanked the Planning Commission for the work that they put in.
* Council Member Hedgpeth also reiterated the amount of work that the Planning Commission had to do for tonight’s meeting, and it certainly wasn’t a little bit.

There were no further comments from Council.

**EXECUTIVE SESSION**

Mayor Rainwater stated that Council needed to go into Executive Session regarding a personnel discussion pertaining to the Police Department and a contractual matter pertaining to the Steward Street Park.

* *A motion to go into Executive Session was made by Council Member Boggs.*
* *A second was made by Council Member Hedgpeth.*
* *There was no further discussion or questions.*
* *The motion was called, and the vote was 7-0.*
* *Executive Session began at 9:39pm.*

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* *Council returned from Executive Session at 10:44pm.*
* *A motion to return to Regular Session was made by Council Member Boggs.*
* *A second was made by Council Member Hedgpeth.*
* *There was no further discussion or questions.*
* *The motion was called, and the vote was 7-0.*

**ADJOURNMENT**

* *There being no further business to discuss tonight, a motion to adjourn was made Council Member Hedgpeth.*
* *A second was made by Council Member Boggs.*
* *All were in favor.*
* *There was no discussion.*
* *The motion was called, and the vote was 7-0.*
* *The meeting adjourned at 10:47pm.*